



## Leon County Property Appraiser - Parcel Details

Printed on: 08/28/2025

The Tax Roll is compiled by Legal Descriptions recorded in the Public Records of Leon County. Location addresses are not used in the preparation of the Tax Roll. They should not be used for title searches or preparation of legal documents.

### Parcel Summary

Parcel Number 4610200040000	Location 2438 OAK RIDGE RD W
Owner(s) BOHANAN AUSTIN	Property Use 0100 - SINGLE FAMILY RESIDENTIAL
Mailing Address 2438 OAK RIDGE RD W TALLAHASSEE FL 32305-1319	Legal 10 2S 1W .58 A IN SW 1/4 OF NE 1/4 OR 895/1259
Subdivision UNPLATTED LAND	Tax District 2 - COUNTY
Acreage 0.5800	Parent Parcel

### Sales Information

Sale Date	Sale Price	Book/Page	Instrument Type	Improved/Vacant
3/7/2025	\$251,000	6036/1518	Warranty Deed	Improved
9/16/2024	\$0	5990/887	Final Judgement	Improved
8/22/2022	\$241,500	5767/2210	Warranty Deed	Improved

### Homestead Information

Tax Year	Status	Details
2025	Yes	If no change in ownership occurred before Jan 1, 2025
2024	Yes	

### Certified Value History

Tax Year	Land	Building	Total Market	Homestead Savings	Classified Use
2024	\$8,700	\$165,554	\$174,254	\$0	\$0
2023	\$8,700	\$161,211	\$169,911	\$0	\$0
2022	\$6,960	\$116,011	\$122,971	\$0	\$0

### 2024 Certified Taxable Value

Taxing Authority	Millage Rate	Market	Assessed	Exempt	Taxable
Leon County	8.31440	\$174,254	\$174,254	\$50,000	\$124,254
Leon County - Emergency Medical Service	0.75000	\$174,254	\$174,254	\$50,000	\$124,254
Children Services Council	0.34770	\$174,254	\$174,254	\$50,000	\$124,254
School - State Law	3.13600	\$174,254	\$174,254	\$25,000	\$149,254
School - Local Board	2.24800	\$174,254	\$174,254	\$25,000	\$149,254
NW FL Water Management	0.02180	\$174,254	\$174,254	\$50,000	\$124,254

Building

Building Use	Building Type	Year Built	Heated/Cooled SqFt	Auxiliary SqFt
Residential	Single Family	1978	1,200	308

Characteristics	
Tax Year	2024
Stories	1
Exterior Wall	Siding Below Avg
Roof Frame	Wood Framed/Truss
Roof Cover	Composition Shingle
Bed/Bath/Half	4/3/0
Pool	No

Measurements		
Area	Description	SqFt
A0	Main Building	1200
A1	Open Porch Finish	132
A2	Open Porch Finish	176
A3	Base Semi-Finished	48
A4	Base Semi-Finished	240

Sketch

